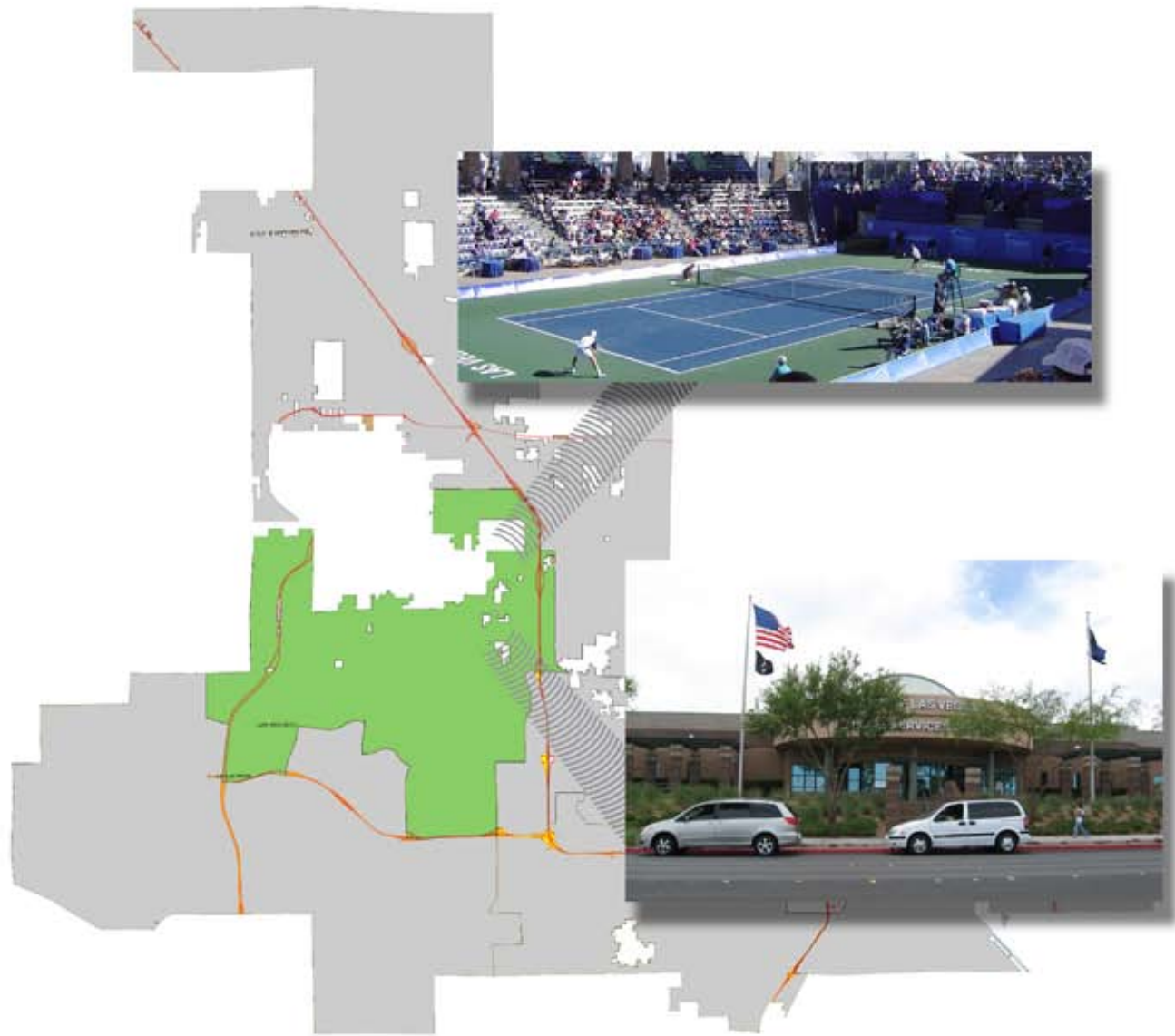


Ward 4



Planning and Development Guidebook



Vision

A leading planning and development department dedicated to building Las Vegas into a world-class city.

Mission

Provide long-range planning, sustainability coordination, urban design, historic preservation and land-use application services to citizens, developers, businesses and visitors so they can benefit from orderly and environmentally sensitive growth and redevelopment.

Values

- Professionalism
- Respect
- Innovation
- Dedication
- Excellence

Priorities

- Create relevant plans and documents that are internally consistent, understandable and accessible.
- Implement the Strategic Plan for the city of Las Vegas.
- Optimize the use of our financial, technological and human resources to improve effectiveness.
- Develop dedicated, innovative and loyal professionals who are committed to achieving our mission within a creative environment.
- Provide responsive, reliable customer service.
- Provide for and foster community involvement.
- Achieve professional excellence which is nationally, regionally and locally recognized.
- Adhere to the American Institute of Certified Planners Code of Ethics and Professional Conduct.

Contact Information

General Information: 229-6301

Historic Preservation: 229-5260

Public Information Office: 229-2343

Admin. Fax: 474-7463

Administration

This division provides the senior management leadership, financial and human resource management, technological support and public information for the department. The director and deputy director lead the department's efforts to fulfill the city's and the department's strategic plan. The division's staff is responsible for the department's fiscal management and staffing requirements. Critical technological advances, updates and solutions including GIS, Hansen and web-based departmental information and support are made in this division and coordinated with the city's Information Technology Department. The public information office, in coordination with the city's Office of Communications, ensures that the programs and processes of the department are shared with the department's core customers and the overall community.

Margo Wheeler, AICP

Director 229-6352

Tom Perrigo, AICP

Deputy Director..... 229-2127

Rene Carlsen

Senior Technical Systems Analyst..... 229-6886

Denise Kaplan

Senior Management Analyst..... 229-6253

Rebecca Smith

Administrative Secretary..... 229-6353

Fax..... 474-7463



Case and Public Planning

The divisions manage and process the land use applications that are filed with the city. These applications are the first step in the project development process for residential, commercial or mixed-use projects. They also manage the application process for tenant improvements as well as home improvements, as required.

During the application review process, this division ensures that a proposed project meets the city's planning principles, zoning code and design and development standards.

Responsibilities

- Land Use and Zoning Information to Customers
- Land Use Applications
- Planning Commission Staff Support
- City Council Staff Support
- Final Maps/Tentative Maps/Parcel Maps
- Title 19 Zoning Ordinance (Codes)
- Title 18 Subdivision Ordinance (Codes)
- Permit/Plans Review
- Design Review
- Sign Permits
- Temporary Commercial Permits
- Home Occupation Permits
- Addressing
- Field Inspections

Planning Manager:

Doug Rankin, AICP.....229-5408

Planning Supervisor:

Field/Plan Check

Peter Lowenstein, AICP.....229-4693

Planning Supervisor:

Front Counter Team

Peter Lowenstein, AICP.....229-4693

Planning Supervisor:

Case Planning

Steve Gebeke, AICP.....229-5410

Fax Number385-7268/474-0352

Long-Range Planning

This division provides the long range planning, historical preservation and statistical analysis services for the city. This team solicits and guides the public's input as the community envisions its neighborhoods and the city. These are expressed and documented in the various planning documents.

Master Plan 2020

- Community Design Element
- Conservation Element
- Historic Properties Preservation Plan Element
- Housing Element
- Land Use Element
- Parks & Recreation Element
- Population Element
- Public Buildings Element
- Public Safety Element
- Recreational Trails Element
- School Facilities Element
- Transit Element
- Transportation Trails Element
- Water Element

Special Area Plans

- Beverly Green/Southridge Neighborhood Plan
- Centennial Centre Plan
- Centennial Hills Sector Plan
- Cliffs Edge (Providence) Development Agreement
- Cliffs Edge (Providence) Development Plan and Design Guidelines
- Downtown Centennial Plan
- Downtown North Land Use Plan
- Enterprise Park
- Floyd Lamb Park Master Plan
- Kyle Canyon Development Agreement
- Kyle Canyon Development Standards and Design Guidelines
- Grand Canyon Village
- Grand Teton Village
- Iron Mountain Ranch
- John S. Park Neighborhood Historic District Design Guidelines
- John S. Park Neighborhood Plan
- Las Vegas Redevelopment Plan
- Las Vegas Technology Center Phase 1
- Las Vegas Technology Center Phase 2
- Lone Mountain
- Lone Mountain West
- Montecito Town Center
- Northwest Equestrian Park Plan
- Northwest Open Space Plan
- Rancho Charleston
- Scenic Byway Plan
- Spectrum
- Summerlin Development Standards
- Sun City Summerlin
- Torrey Pines
- Town Center Development Standards
- Union Park
- Upper Las Vegas Development Report
- West Las Vegas Plan

Staff assigned to this division coordinate and interface with regional and federal agencies and planning bodies such as the Southern Nevada Regional Planning Coalition and the Bureau of Land Management (BLM). The division leads the coordination and administration effort of the BLM land disposal program.

Planning Manager..... Flinn Fagg, AICP..... 229-6022
Planning Supervisor..... Andy Reed, AICP..... 229-6301
Historic Preservation Officer..... Courtney Mooney, AICP 229-5260
Urban Design Coordinator..... Yorgo Kagafas, AICP..... 229-6196
Fax Number..... 385-1397

Council Ward 4

Ward 4 population increased by 743% between 1990 and 2000. The pace of population growth has remained strong since 2000 with Ward 4 growing by 33.5% during the past 8 years. In terms of share of population, those over 65 years of age have increased at the greatest rate going from 7.8% of Ward 4 population to 19%. The racial and ethnic composition of Ward 4 changed slightly between 1990 and 2000 with the minority population increasing from about 12% to 22%. Household composition changed somewhat as non-family households increased from 21.5% to 28.3%. Family households continued to comprise more than 70% of all Ward 4 households.

Educational attainment increased substantially in Ward 4 between 1990 and 2000, particularly among those with college diplomas whose rate increased by more than one-third during the ten-year span. The median household income for Ward 4 remained substantially higher than the City median. The rate of poverty increased slightly going from 3.5% to 4.7%. The unemployment rate climbed slightly between 1990 and 2000.

The zoning of Ward 4 is largely shaped by the large percentage of land (35%) that falls within the Planned Community Designation. Approximately 97% of the land currently zoned for residential uses is built out, with the bulk of the vacant, developable land falling in the planned community designation set aside for master plan communities. Home prices in Ward 4 have increased by 44% since 2000. However, they decreased by 15% during the past year.

Approximately 7% of land submitted for site plan design review in calendar year 2008 were in Ward 4, while the \$24 million of building permit valuation accounted for approximately 4% of permit valuation for the city of Las Vegas. The 69 single-family new projects that were completed in Ward 4 in calendar year 2008 accounted for 5% of city of Las Vegas completed single family projects.



Demographics, Ward 4

| | 1990 | 2000 |
|-----------------------------|----------|----------|
| POPULATION | 8,834 | 74,460 |
| GENDER | | |
| Male | 49.4% | 48.3% |
| Female | 50.6% | 51.7% |
| AGE | | |
| Less than 18 years | 25.8% | 22.4% |
| 18 to 64 years | 66.4% | 58.5% |
| 65 years and greater | 7.8% | 19.1% |
| RACE AND ETHNICITY | | |
| White | 88.2% | 77.8% |
| Black | 3.8% | 6.1% |
| Hispanic | 4.9% | 7.7% |
| American Indian | 0.6% | 0.4% |
| Pacific Islander | N/A | 0.3% |
| Other | 0.0% | 0.1% |
| More than one race | N/A | 2.4% |
| EDUCATIONAL ATTAINMENT | | |
| (Persons 25+ years of age) | | |
| High School Graduate | 87.5% | 91.8% |
| Bachelors Degree or Greater | 20.4% | 28.9% |
| MEDIAN HOUSEHOLD INCOME | | |
| | \$45,908 | \$59,771 |
| HOUSEHOLD TYPE | | |
| Family Households | | |
| Married Couple | 68.6% | 59.3% |
| Male Head | 3.9% | 3.5% |
| Female Head | 6.1% | 8.9% |
| Non-Family Households | 21.5% | 28.3% |

*Population as of 7/1/08 — 99,374

Demographics, City Wide

| | 1990 | 2000 |
|-----------------------------------|----------|----------|
| POPULATION | 258,295 | 478,630 |
| | | |
| GENDER | | |
| Male | 50.5% | 50.8% |
| Female | 49.5% | 49.2% |
| | | |
| AGE | | |
| Less than 18 years | 24.8% | 25.9% |
| 18 to 64 years | 64.9% | 62.5% |
| 65 years and greater | 10.3% | 11.6% |
| | | |
| RACE AND ETHNICITY | | |
| White | 72.3% | 58.1% |
| Black | 11.2% | 10.1% |
| Hispanic | 12.1% | 23.6% |
| American Indian | 0.8% | 0.5% |
| Pacific Islander | N/A | 0.4% |
| Other | 0.1% | 0.1% |
| More than one race | N/A | 2.5% |
| | | |
| EDUCATIONAL ATTAINMENT | | |
| (Persons 25+ years of age) | | |
| High School Graduate | 76.3% | 78.5% |
| Bachelors Degree or Greater | 13.4% | 18.2% |
| | | |
| MEDIAN HOUSEHOLD INCOME | | |
| | \$30,590 | \$44,069 |
| | | |
| HOUSEHOLD TYPE | | |
| Family Households | | |
| Married Couple | 49.4% | 48.3% |
| Male Head | 5.0% | 5.9% |
| Female Head | 11.6% | 12.2% |
| Non-Family Households | 34.1% | 33.5% |
| | | |

*Population as of 7/1/08 — 599,087

Current Zoning

| Zoning Classification | Acreage | Percent of Total Acreage | Percent Built |
|-----------------------|-----------------|--------------------------|---------------|
| Commercial | 472.9 | 4.0% | 84.0% |
| Industrial | 1.3 | 0.0% | 100.0% |
| PC-PD | 4,147.5 | 34.9% | 86.3% |
| Public | 1,271.1 | 10.7% | 72.3% |
| Residential | 3,397.1 | 28.6% | 96.9% |
| Undeveloped | 33.9 | 0.3% | |
| Right of Way | 2,566.8 | 21.6% | |
| TOTAL | 11,890.5 | 100.0% | |

Mean Single Family Home Price

| Year | Ward 4 | City of Las Vegas | Clark County |
|------|------------|-------------------|--------------|
| 1995 | \$ 161,783 | \$145,226 | \$138,025 |
| 2000 | \$197,374 | \$179,163 | \$181,822 |
| 2008 | \$283,981 | \$308,957 | \$313,151 |

Summary of Site Plan Development Reviews, (SDR) Calendar Year 2008

| Category | Ward 3 | | City of Las Vegas | |
|---------------|-----------|-------------|-------------------|----------------|
| | SDR | Acreage | SDR | Acreage |
| Commercial | 8 | 19.8 | 83 | 358.0 |
| Non-Profit | 2 | 15.1 | 6 | 44.9 |
| Mixed Use | 0 | 0 | 7 | 88.2 |
| Multi-Family | 4 | 39.7 | 14 | 107.9 |
| Single Family | 0 | 0 | 5 | 130.6 |
| Public | 0 | 0 | 20 | 349.3 |
| Conversion | 0 | 0 | 5 | 18.9 |
| Cell Tower | 10 | 5.0 | 70 | 40.9 |
| TOTAL | 24 | 79.6 | 210 | 1,138.7 |

Building Permits, Calendar Year 2008

| | Ward 4 | | City of Las Vegas | |
|-------------------------------|------------|---------------------|-------------------|-----------------------|
| Category | Permits | Valuation | Permits | Valuation |
| Single Family New | 12 | \$1,459,500 | 994 | \$ 62,414,209 |
| Single Family Addition | 29 | \$419,520 | 258 | \$ 4,891,940 |
| Single Family Remodel | 16 | \$210,961 | 135 | \$ 2,895,297 |
| Multifamily New | 0 | \$0.0 | 6 | \$ 146,542,405 |
| Multifamily Remodel | 0 | \$ 0.0 | 3 | \$ 623,000 |
| Commercial New | 19 | \$7,720,874 | 118 | \$ 143,624,263 |
| Commercial Addition & Remodel | 68 | \$7,246,856 | 744 | \$ 147,980,262 |
| Pools & Spas | 50 | \$1,922,457 | 380 | \$ 17,363,921 |
| Public Remodel | 0 | \$ 0.0 | 1 | \$ 485,000 |
| Miscellaneous | 144 | \$4,873,299 | 1,318 | \$ 69,264,956 |
| TOTAL | 338 | \$23,853,467 | 3,957 | \$ 596,085,254 |

Completed Projects, Calendar Year 2008

| | Ward 4 | City of Las Vegas |
|-------------------------------|------------|-------------------|
| Single Family New | 69 | 1,410 |
| Single Family Addition | 22 | 162 |
| Single Family Remodel | 23 | 124 |
| Multifamily New | | 45 |
| Commercial New | 2 | 40 |
| Commercial Addition & Remodel | 58 | 633 |
| Miscellaneous | 17 | 204 |
| TOTAL | 191 | 2,618 |